



2 Skipper Close
(Off Lowthorpe Lane)
Nafferton, YO25 4AB

ASKING PRICE OF

£450,000

3 Bedroom Detached House



Kitchen/Day Room



3



2



3



Garage & Off
Road Parking



Underfloor & Gas Central Heating

2 Skipper Close, (Off Lowthorpe Lane), Nafferton, YO25 4AB

A very distinguished residence of undoubted quality.

Located in a secluded setting and accessed via a private drive off Lowthorpe Lane. This is a craftsman built house in a sublime setting. Immediately upon entering the property, it is very apparent that this property is something a little bit special ... from the mosaic tiled floor through to the quality oak built staircase with cupboards beneath. Viewing of this property certainly will not disappoint!

The main living space is divided into two areas, one being a spacious lounge with front facing bay window, the second being a day room/kitchen, again with a front facing bay window, solid fuel stove and extensively fitted kitchen area with range of appliances.

Of course, the attention to detail is very evident with integrated media provision featuring coaxial and HDMI points ensuring that the finish of this property is as sleek as it could be - without unsightly cables being visible.

The first floor has high ceilings and features a superb gallery landing which could be used as a room in itself this again having an oak finished staircase with banister. The master bedroom benefits from full height wardrobes and windows to three aspects plus an en-suite with modern shower. There are two further bedrooms, both having feature stained glass windows to the side and one having a built-in

range of wardrobes plus dresser area. The house bathroom features a four piece suite finished with contemporary tiling.

Externally, the property is unlikely to disappoint with parking to the front and also a large single garage. The gardens to the rear are enclosed and feature a large mature bed that is slightly elevated from the main gravelled area and also includes a pond plus summerhouse and ancillary sheds.

In summary, this is a property which could be described as being in a league of its own. The location is outstanding, size and layout of accommodation very generous and finish has clearly been done with much finesse.

NAFFERTON

Nafferton is situated south of the A614 (Driffield to Bridlington) road and north of the Hull to Scarborough railway line. The railway station and bus service provides public transport to the neighbouring coastal market towns including Driffield which is 2 miles distant. The village has a much sought after primary school, Norman Church standing on rising ground overlooking the springfed mere, which is a focal point in the village. Other facilities include post office, public houses and recreation ground etc.



Reception Hall



Lounge



Shower Room



Utility Room

Accommodation

RECEPTION HALL

11' 3" x 8' 3" (3.45m x 2.53m)

With attractive mosaic tiled floor and feature oak finished staircase leading off to the first floor. Having oak spindles and cupboards beneath.

THROUGH LOUNGE/DINER

22' 5" x 15' 8" (6.84m x 4.79m)

An exceptionally spacious room with front, side and rear windows, the rear windows forming French doors onto the garden. Feature solid fuel stove within a brickwork fireplace having a solid timber over mantel and tiled hearth. Media sockets and wall light points.

DAY ROOM/KITCHEN

22' 6" x 15' 7" (6.86m x 4.75m)

With front facing bay window and feature solid fuel stove upon a polished slate hearth with brickwork back. Side window.

Open plan leading into the kitchen being extensively fitted with a wealth of modern kitchen units including base, drawer and larder cupboards. Wall mounted cupboards to match incorporating wine rack and glass fronted display cupboards. Central Island with cupboards beneath. Space and provision for

a gas Range cooker with double extractor over. Dual ceramic sink with mixer tap and rear facing door out onto the garden.

UTILITY ROOM

7' 6" x 7' 4" (2.31m x 2.24m)

With a matching range of units and inset stainless steel sink with base cupboard beneath.

Door leading into:

SHOWER ROOM

7' 6" x 5' 6" (2.31m x 1.68m)

With Quadrant style shower enclosure having a mains plumbed-in shower, low level WC and corner bracket wash hand basin. Chrome heated towel radiator and rear facing window.

FIRST FLOOR

GALLERY LANDING

With vertical contemporary radiator and oak banister rail. The landing features a large bay and could be used as a room in its own right.



Kitchen/Day Room



Kitchen/Day Room



Galleried Landing



Galleried Landing

BEDROOM 1

22' 6" x 15' 8" (6.87m x 4.79m)

With high feature ceilings, semi-sloping ceilings, front, rear and side windows plus range of full height wardrobes. Radiator.

EN-SUITE

With Quad rant shower housing a plumbed-in mains shower. Vanity wash hand basin and encased cistern WC. Contemporary tiled walls.

BEDROOM 2/GUEST BEDROOM

12' 4" x 12' 1" (3.78m x 3.70m)

With semi-sloping ceilings, built-in wardrobe and vertical style radiator. Front facing window.

BEDROOM 3

12' 0" x 9' 7" (3.67m x 2.93m)

With front and side facing window. Built-in range of wardrobes and vertical style radiator.

BATHROOM

11' 3" x 7' 7" (3.45m x 2.33m)

With panelled bath, pedestal wash hand basin and low level WC plus bidet. Built-in storage cupboard with slatted doors. Traditional styled radiator with integrated towel rail.

OUTSIDE

The property stands back from the road behind a gravelled forecourt and open plan planted garden. The property also enjoys side gardens along the drive, which again are established and well planted. There is a side drive which leads to a single garage.

To the rear of the property is again an established area of garden. Immediately adjacent to the house is a paved patio. This gives way to a gravelled bed providing minimal maintenance. Part of the garden is slightly elevated and features extensive planted areas plus ornamental pond.

Outbuildings include a summerhouse and two timber sheds.

CENTRAL HEATING

Gas fired central heating via a zoned system with underfloor heating on the ground floor. Radiators to the first floor. The boiler also provides domestic hot water.

DOUBLE GLAZING

Sealed unit double glazing throughout.

TENURE

We understand that the property is freehold and is offered



Bedroom 1



En-suite



Bedroom 2



Bedroom 3

with vacant possession upon completion.

COUNCIL TAX

Band E.

ENERGY PERFORMANCE CERTIFICATE

Rating C.

NOTE

Heating systems and other services have not been checked.

All measurements are provided for guidance only.

None of the statements contained in these particulars as to this property are to be relied upon as statements or representations of fact. In the event of a property being extended or altered from its original form, buyers must satisfy themselves that any planning regulation was adhered to as this information is seldom available to the agent.

Floor plans are for illustrative purposes only.

VIEWING

Strictly by appointment with Ulllyotts 01377 253456 - Option 1.

Regulated by RICS



The digitally calculated floor area is 182 sq m (1,958 sq ft). This area may differ from the floor area on the Energy Performance Certificate.



Floor 0



Floor 1





2 Skipper Close



Nafferton

Education Facility

Nafferton

▪ Est. 1891 ▪
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